

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning and Economic Development Department, Planning Division

**AGENDA DATE:** Introduction: February 8, 2011  
Public Hearing: March 1, 2011

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An ordinance changing the zoning of Tract 1A, Block 26, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch-Farm) to C-3 (Commercial) and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 7516 Alameda Avenue. Applicant: Jimmy C. Happ. ZON10-00098 (District 3)

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Reviewed  
City Plan Commission (CPC) – Approval Recommendation (5-1)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Deputy Director, Planning and Economic Development Department

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**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF TRACT 1A, BLOCK 26, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO C-3 (COMMERCIAL) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Tract 1A, Block 26, Ysleta Grant, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference be changed from **R-F (Ranch-Farm)** to **C-3 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. *That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code and shall be irrigated and maintained by the property owner at all times.*
2. *That the following uses be prohibited: Automobile (sales, service, storage and rental).*
3. *That prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved by the City Plan Commission in accordance with the requirements of the El Paso City Code.*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

THE CITY OF EL PASO

\_\_\_\_\_  
John F. Cook  
Mayor

*Signatures continued on following page.*

#61522/ Planning/ORD ZON10-00098/ Rezoning


ORDINANCE NO. \_\_\_\_\_

Zoning Case No: ZON10-00098

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy, Deputy Director  
Planning & Economic Development

Being Tract 1A, Block 26  
Ysleta Grant,  
City of El Paso, El Paso County, Texas,  
Prepared for: Belinda Mckay  
November 1, 2010

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 1A, Block 26, Ysleta Grant, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

THE "TRUE POINT OF BEGINNING" being a point on the intersection of the southerly right of way line of Alameda Ave. (State Highway No. 1) with the common line of Tract 1A and 1D, Block 26, Ysleta Grant;

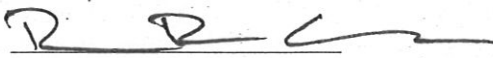
Thence along the Southerly right of way line of Alameda Ave South  $46^{\circ}46'00''$  East a distance of 200.00 feet to a point on the easterly line of Tract 1A;

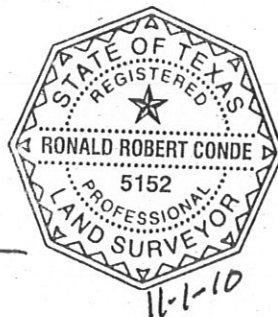
Thence along said line, South  $34^{\circ}00'00''$  West a distance of 395.69 feet to a point on the southerly line of Tract 1A;

Thence along said line, North  $44^{\circ}36'00''$  West a distance of 201.38 feet to a point on the westerly line of Tract 1A;

Thence along said line, North  $34^{\circ}00'00''$  East a distance of 387.98 feet to "TRUE POINT OF BEGINNING" and containing 1.776 acres of land more or less.

Not a ground survey, Bearings based on map of Block 26, Ysleta Grant.

  
Ron R. Conde  
R.P.L.S. No. 5152



Job #1010-16

CONDE, INC.  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283

## MEMORANDUM

**DATE:** January 31, 2011

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Andrew Salloum, Planner

**SUBJECT:** ZON10-00098

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The City Plan Commission (CPC), on January 6, 2011, voted 5-1 to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch-Farm) to C-3 (Commercial) with 3 conditions.

The CPC found that the rezoning is in conformance with the Plan for El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was no **OPPOSITION** to this request.

**Attachment:** Staff Report



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** ZON10-00098  
**Application Type:** Rezoning  
**CPC Hearing Date:** January 6, 2011  
**Staff Planner:** Andrew Salloum, 915-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** 7516 Alameda Avenue  
**Legal Description:** Tract 1A, Block 26, Ysleta Grant, City of El Paso, El Paso County, Texas  
**Acreage:** 1.77 acres  
**Rep District:** 3  
**Zoning:** R-F (Ranch-Farm)  
**Existing Use:** Automotive Storage Facility  
**Request:** From R-F (Ranch-Farm) to C-3 (Commercial)  
**Proposed Use:** Self-storage facility

**Property Owner:** Jimmy C. Happ  
**Applicant:** Jimmy C. Happ  
**Representative:** Carlos Mena and Belinda McKay

### **SURROUNDING ZONING AND LAND USE**

**North:** C-3 (Commercial) / Automobile Sale  
**South:** R-F (Ranch and Farm) / School  
**East:** C-3 (Commercial) / Automobile Sale  
**West:** C-1/sc (Commercial/special contract) / Church

**THE PLAN FOR EL PASO DESIGNATION:** Residential & Mixed Use (Mission Valley Planning Area)

**Nearest Park:** Riverside Park (1,707 feet)

**Nearest School:** Tejas School of Choi Special Campus (3,176 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Lower Valley Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 21, 2010. The Planning Division has not received any letters or phone calls in support of or opposition to the rezoning request.

### **HISTORY CASE**

On July 21, 1981, City Council approved of rezoning for the north of the subject property from R-F (Ranch-Farm) to C-3 (Commercial).

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone property from R-F (Ranch-Farm) to C-3 (Commercial) to allow for a self-storage facility. The proposed access is from Alameda Avenue.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of rezoning the subject property from R-F (Ranch-Farm) to C-3 (Commercial) with the following condition:



1. *That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code and shall be irrigated and maintained by the property owner at all times.*

#### **The Plan for El Paso-City-Wide Land Use Goals**

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

#### **Development Coordinating Committee Review**

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **APPROVAL**.

#### **Engineering & Construction Management Services Department – Plan Review**

1. Insufficient parking provided on site plan. Storage is 1 per 5K sq ft = 5. Office is 1 per 400 sq ft = 1. Residence is 2 per dwelling. Total of 10 spaces required, only 6 provided.
2. Site plan parking calculations list warehouse unit at 26,850 sq ft. Buildings labeled 22,700 sq ft. buildings scale out to 23,100.
3. No accessible route from right-of-way to building entrance shown on site plan

\*Comments to be addressed at permitting.

#### **Engineering & Construction Management Service Department - Land Development**

We have reviewed Zoning Case and recommend Denial.

Comments:

1. Provide drainage flow, (on-site-ponding).
2. Provide pond location and calculations.
3. Provide rock wall (6') from high side abutting residential zone.
4. Driveway width (25' min, 35' max).
5. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
6. Grading plan and permit shall be required.\*
7. Storm Water Pollution Prevention Plan and/or permit required.\*
8. Drainage plans must be approved by Engineering and Construction Management, Land Development Section.\*
9. Coordination with TXDOT (For drainage & driveway).
10. No water runoff allowed outside the proposed development boundaries, (On-site ponding required).
11. The Subdivision is within Flood Zone X, "Areas of minimal flooding"- Panel # 480214 0044C, date February 16, 2006.

\* This requirement will be applied at the time of development.

### **Department of Transportation**

- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.
- All existing / proposed driveways shall be in compliance with current City of El Paso Standards and ADA /TAS rules.
- Access to Alameda shall be coordinated through TxDoT.

### **El Paso Water Utilities**

We have reviewed the rezoning request above and provide the following comments:

1. EPWU does not object to this request.

#### **EPWU-PSB Comments**

##### **Water:**

2. There is an existing 12-inch diameter water main that extends along Alameda Avenue fronting the north boundary of the subject property (7516 Alameda Avenue).
3. EPWU records indicate there is a vacant 3/4-inch water meter at the subject property with 7516 Alameda Avenue as the service address.
4. Previous water pressure readings conducted on fire hydrant number 095 located along Alameda Avenue fronting the north boundary of the subject property have yielded a static pressure of 94 pounds per square inch (psi), a residual pressure of 84 psi and a discharge of 1321 gallons per minute (gpm).
5. The owner should, for his own protection and at his own expense, install a pressure regulator, strainer and relief valve at the discharge side of each water meter to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

##### **Sewer:**

6. There is an existing 18-inch diameter sanitary sewer main that extends along Alameda Avenue fronting the north boundary of the subject property (7516 Alameda Avenue). No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules & Regulations.

##### **General:**

7. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **Fire Department**

El Paso Fire Department has no objections.

### **CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.



2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

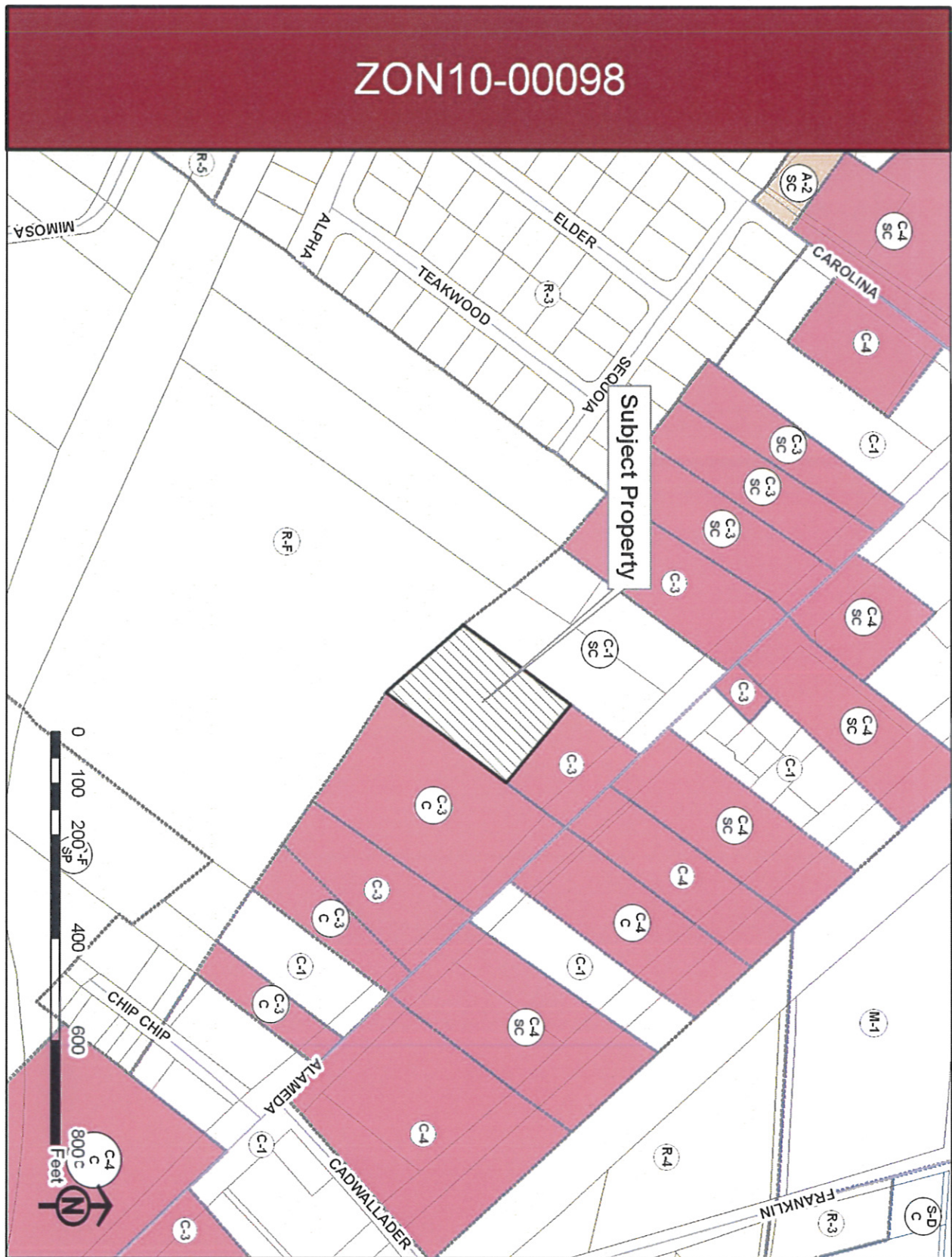
**Attachments:**

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP





ATTACHMENT 2: AERIAL MAP

ZON10-00098



# SITE PLAN

BEING ALL OF LOT 1A, BLOCK 26, YSILETA GRANT,  
AN ADDITION TO THE CITY OF EL PASO,  
EL PASO COUNTY, TEXAS,  
CONTAINING 1.769 ACRES



PARKINSON INFORMATION	
FORMID	
Patients Requested	3
Patients Received	4
Accidental Patients Requested	1
Accidental Patients Admin.	1
Correct Patients Requested	3
Correct Patients Admin.	3
TYPICAL PARKINSON OBSERVATIONS	
STATUS	91% 70% FL
PARKINSON CALCULATIONS	
ORFID	1000/400 = 2.5 SPACES
ORFID	1000/400 = 2.5 SPACES
DISCOUNT	1.1 PAIR = 1 SPACE
LARGE PACE CALCULATIONS	
ORFID	1000/400 = 2.5 SPACES
DISCOUNT	2.2000/400 = 5.5 SPACES
LARGE PACE CALCULATIONS	
ORFID	1000/400 = 2.5 SPACES
DISCOUNT	2.2000/400 = 5.5 SPACES

